

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2823/2023

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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By Virtue of a Writ of Execution issued by Plaintiff:

To Case No. 202302823 – Univest Bank and Trust Co. v. Joseph Marx

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Harveys Lake, County of Luzerne, and Commonwealth of Pennsylvania, bound and described as follows, to wit:

BEGINNING at a point, said point being an iron pin set on the Northern Side of Pennsylvania Traffic Route 415 known as Lake Drive. Set point also being the Southwestern corner of Lot 30 as shown on the original map by W.B. Alleger C.E.C titled "Map of Perrego Farm at Harvey's Lake" dated November, 1898;

THENCE along Lake Drive South sixty six degrees twenty four minutes thirty seconds West (S 66 24 30 W) seventy eight and thirty six hundredths (78.36) feet to an iron pin;

THENCE through lands now or late of Edward and Dorothy Linder North forty degrees twenty seven minutes no seconds West (N 40 27 00 W) two hundred fifty three and sixty eight hundredths (253.68) feet to an iron pin set on the Southerly side of Ridge Avenue, a 50 foot wide Avenue;

THENCE along Ridge Avenue North forty three degrees fifteen minutes no seconds East (N 43 15 00 E) seventy five and forty five hundredths (75.45) feet to an iron pin;

THENCE along lands now or formerly of Thomas and Gail Courtright South forty degrees twenty seven minutes no seconds East (S 40 27 00 E) two hundred eighty four and sixty nine hundredths (284.69) feet to the point of beginning.

CONTAINING 0.464 acres more or less.

BEING the same premises conveyed to Donald P. Marx, Sr., by deed of Donald W. Miller and Marie A. Miller of the County of Luzerne, dated June 3, 1997, recorded in the Luzerne County Recorder of Deeds Office, Book No. 2602, Page 947.

The said Grantors do also convey any and all right, title, interest, claim or demand they may have to access Harveys Lake and its waters lying across the said Pennsylvania Traffic Route 415 from the premises herein conveyed.

Title to said premises is vested in: Thomas Marx and Joseph Marx

Property being known as: 1979 Lakeside Drive, Harveys Lake, PA 18618

Being Luzerne County tax parcel number: 74-C6-S4-003-009-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Joseph Marx

PROPERTY ADDRESS: 1979 LAKESIDE DR, HARVEYS LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 74-C6-S4-003-009-000

Seized and taken into execution to be sold as the property of JOSEPH MARX in suit of UNIVEST BANK AND TRUST CO.

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**Attorney for the Plaintiff:**  
KLEHR HARRISON HARVEY BRANZBURG LLP  
PHILADELPHIA, PA 215-569-2700

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania